



DATE 8.15.07 TIME 3:48

Agenda

RECEIVED BY Bobbi Moser

RECEIVED BY Thelma K. Lopez

Postponed to Wednesday, August 22, 2007
@ 6:15 pm

**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, AUGUST 20, 2007
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM AUGUST 6, 2007, PUBLIC WORKS COMMITTEE MEETING

PUBLIC HEARING

6. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-6.2(A)(6)(a) SFCC 1987; CREATING A NEW SECTION 14-6.2(C)(12); AMENDING SECTION 14-6.3(C)(1); AMENDING TABLE 14-8.6-1 SFCC 1987; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY; REGARDING THE SHORT TERM RENTAL OF DWELLING UNITS IN RESIDENTIAL DISTRICTS (COUNCILOR WURZBURGER) (JEANNE PRICE)

INFORMATIONAL AGENDA

7. SANDOVAL BRIDGE DECK REPLACEMENT PROJECT
 - UPDATE TO PROJECT INFORMATION
 - REQUEST FOR DIRECTION AND INPUT REGARDING AESTHETIC ISSUES (ERIC MARTINEZ)
8. UPDATE TO THE NORTHWEST QUADRANT PROJECT (KATHY MCCORMICK)
9. NIGHT SKY COMPLIANCE PROJECT
 - UPDATE ON AVAILABILITY, COST, AND USE OF LEDS (LIGHT EMITTING DIODES) FOR STREET LIGHTS
 - REQUEST FOR DIRECTION (CHRIS ORTEGA)

CONSENT AGENDA

10. NEW MEXICO CORRECTIONS DEPARTMENT (NMCD) INMATE PROGRAM
 - REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH NMCD FOR MINOR MAINTENANCE AND BEAUTIFICATION OF THE CITY'S RIGHT OF WAYS, ARROYOS AND OTHER CITY PROPERTIES IN THE AMOUNT OF \$45,000 **(FABIAN CHAVEZ)**
11. REQUEST FOR APPROVAL TO APPLY AND RECEIVE FEDERAL TRANSIT ADMINISTRATION GRANTS **(DONALD MARTINEZ)**
12. REQUEST FOR CONCEPTUAL APPROVAL TO VACATE A PORTION OF THE CALLE DE LEON RIGHT-OF-WAY **(ROBERT SIQUEIROS)**
13. REQUEST FOR APPROVAL OF SUBMISSION OF A STATE GRANT APPLICATION FOR TERMINAL FURNITURE, EQUIPMENT AND IMPROVEMENTS, PARKING IMPROVEMENTS AND SECURITY IMPROVEMENTS
 - REQUEST FOR AUTHORITY TO ACCEPT THE GRANT ON BEHALF OF THE CITY WHEN OFFERED **(JIM MONTMAN)**
14. REQUEST FOR APPROVAL OF A LOCAL GOVERNMENT ROAD FUND (LGRF) COOPERATIVE AGREEMENT WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) FOR DON GASPAR AVENUE - MILL AND OVERLAY PROJECT **(MICHAEL VARGAS)**
 - REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING A CITY COOPERATIVE PROGRAM WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION **(COUNCILORS HELDMEYER, WURZBURGER, AND BUSHEE) (MICHAEL VARGAS)**

DISCUSSION AGENDA

15. 2009-2013 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP)
 - REQUEST FOR APPROVAL OF THE 2009-2013 ICIP
 - REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) **(ROBERT ROMERO)**
16. REQUEST FOR APPROVAL OF ROSS AVIATION AND ITS SUBSIDIARY SANTA FE AIR CENTER (SANTA FE JET CENTER) A SUCCESSOR IN INTEREST TO THE POST AVIATION SERVICES COMPANY LEASE AGREEMENT WITH THE CITY OF SANTA FE, INTENT TO SUBLEASE A HANGAR AND RELATED FACILITIES TO SANTA FE AERO SERVICES, LLC FOR A TERM OF THREE YEARS **(JIM MONTMAN)**
17. REQUEST FOR APPROVAL OF COMPLYING WITH PRE-CONDITIONS ASSOCIATED WITH INAUGURATION OF AMERICAN EAGLE AIRLINES REGIONAL JET SERVICE BETWEEN SANTA FE AND DALLAS-FORT WORTH, TX AND BETWEEN SANTA FE AND LOS ANGELES, CA PROVIDED THAT:
 - THE CITY RETAINS THE TITLE TO THE LETTER OF INTENT (LOI) REQUIRED GROUND SUPPORT EQUIPMENT AND,
 - THE CITY FUNDED GROUND SUPPORT EQUIPMENT BE MADE AVAILABLE TO ANY CARRIER REQUIRING ITS USE ON A NON-INTERFERENCE BASIS. ANY POTENTIAL USE CONFLICTS WOULD BE RESOLVED IN COORDINATION WITH THE AFFECTED CARRIER(S) AND AT THE DISCRETION OF THE AIRPORT MANAGER WHOSE DECISION WOULD BE FINAL **(JIM MONTMAN)**

18. REQUEST FOR APPROVAL OF AMENDMENT 6 TO THE CITY OF SANTA FE AIRPORT RESTAURANT TERMINAL LEASE AGREEMENT WHICH WOULD EXTEND THE AGREEMENT TO SEPTEMBER 28, 2010 **(JIM MONTMAN)**
19. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN **(FABIAN CHAVEZ)**
20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTIONS 6-4.3; VARIOUS SECTIONS OF CHAPTER 14; RENAMING CHAPTER XXVI; CREATING A NEW ARTICLE 26-2 SFCC 1987 ALL RELATED TO AFFORDABLE HOUSING, THE SANTA FE HOMES PROGRAM AND LOW PRICED DWELLING UNITS **(KATHY MCCORMICK)**
21. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-15 SFCC 1987 REQUIRING THE POSTING OF HOME ENERGY RATING SCORES FOR ALL NEW RESIDENTIAL UNITS **(COUNCILOR CALVERT) (JACK HIATT)**
22. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE A PETITION-METHOD ANNEXATION FOR RUFINA STREET **(COUNCILOR CHAVEZ) (KATHERINE MORTIMER)**
23. MATTERS FROM STAFF
24. MATTERS FROM THE COMMITTEE
25. NEXT MEETING: SEPTEMBER 10, 2007
26. ADJOURN

An interpreter for the hearing impaired is available through the City Clerk's Office upon 5 days notice.

SUMMARY OF ACTION
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE
August 22, 2007

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	1-2
4. Approval of Consent Agenda	Approved as published	2
5. Approval of Minutes – August 6, 2007	Approved as submitted	2
PUBLIC HEARINGS		
8. Northwest Quadrant Project Update	Discussion	2-4
6. Short Term Rental Ordinance Amendment	Forwarded with amendments	4-11
7. Sandoval Bridge Deck Replacement Project	Discussion	11
9. Night Sky Compliance Project	Discussion	11-12
Consent Agenda Listing	Listed	12
DISCUSSION AGENDA		
15. 2009-2013 Infrastructure CIP Plan	Approved as amended	13
16. Santa Fe Aero Services Lease	Approved	13
17. American Eagle/Delta Agreements	Approved	13-14
18. Airport Restaurant Lease Extension	Postponed	14
19. Parks Master Plan Update	To be heard on Sept 10 2007	14
20. Santa Fe Homes Program	Removed from Agenda	14-15
21. Home Energy Rating Program	Removed from Agenda	15
22. Annexation by Petition - Rufina Street	Postponed	15

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
23. Matters from Staff	None	15
24. Matters from the Committee	None	15
25. Next Meeting	Set for Sept 10, 2007	15
26. Adjourn	15

MINUTES OF THE
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE

Wednesday, August 22, 2007

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Patti Bushee at approximately 6:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti J. Bushee, Chair
Councilor Christopher Calvert
Councilor Carmichael Dominguez
Councilor Ronald S. Trujillo [arriving later]

MEMBERS ABSENT:

Councilor Matthew E. Ortiz [excused]

OTHER COUNCILORS PRESENT:

Councilor Rebecca Wurzbarger
Councilor Karen Heldmeyer

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff
Mr. Carl Boaz, Stenographer

3. APPROVAL OF AGENDA

Councilor Calvert requested that item #21 be pulled from the agenda and scheduled for the next meeting.

Mr. Romero requested that item #20 be pulled from the agenda and scheduled for the next meeting.

Councilor Calvert moved to approve the Agenda as amended with item # 8 being considered before item # 6 and item #20 and #21 being pulled from the agenda and scheduled for the next meeting. Councilor Dominguez seconded the motion and it passed by unanimous voice vote. Councilor Trujillo was not present for the vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert moved to approve the Consent Agenda as published. Councilor Dominguez seconded the motion and it passed by unanimous voice vote. Councilor Trujillo was not present for the vote.

5. APPROVAL OF MINUTES FROM AUGUST 6, 2007, PUBLIC WORKS COMMITTEE MEETING

Councilor Dominguez moved to approve the August 6, 2007 Public Works Committee minutes as submitted. Councilor Calvert seconded the motion and it passed by unanimous voice vote. Councilor Trujillo was not present for the vote.

PUBLIC HEARING

8. UPDATE TO THE NORTHWEST QUADRANT PROJECT (KATHY MCCORMICK)

Ms. McCormick presented the update and requested that the Committee allow her to excuse herself afterward so that she could attend the Northwest Quadrant meeting being held elsewhere. She said she had done two updates and did not bring them to distribute tonight.

Ms. McCormick provided several handouts. The first one was Newsletter 1 (Feb 2007). It showed the master plan process, which Ms. McCormick went through. She said when they finished the needs assessment; they would bring it back.

Councilor Trujillo arrived at this time.

Her second handout was the Northwest Quadrant Master Plan. She said it was a series of maps and explained that the representatives from Casa Solana requested no traffic through Casa Solana.

She explained that the 4th map was the General Plan map. She said they had worked with the MPO on a connection from 599 but stopped pursuing it because of the expense (\$25m) and that there was no planned development across 599 in the foreseeable future.

Mr. Romero explained that what was being proposed was just one entrance into the Northwest Quadrant. The other connections would provide more access but to do so would require millions in road improvements. He said they would have the emergency only access but residents must access by Ridgetop Road. He said a second access would require bridges and retaining walls and they did not think the cost was worth looking at now.

Chair Bushee asked about Paseo de Vistas plans and the Loop Road for Casa Solana.

Mr. Romero said they looked at actual traffic numbers and determined that Siler was needed more than Paseo. Based on that study, the solutions that made more sense were connections from 599 into town.

Ms. McCormick said the 3rd handout was the Homework Group Chart. She said the improvements to Ridgetop Road were being planned and would have some cost sharing.

Mr. Romero said they were not proposing any improvements on Mejia.

Ms. McCormick said they wanted to show it as a potential and the backup now would be down to the park and ride.

Councilor Calvert asked if the trail would come down to Calle Mejia.

Ms. McCormick agreed.

PUBLIC COMMENT

Nicole, Vice President of the Casa Solana Association said they were already full of traffic and could not tolerate more traffic. She said their neighborhood was one with children and they were worried about pollution and danger and wanted to be protected. She said they didn't want to be split in half or have traffic all over. It was dangerous.

Rick Martínez said he was present to speak for families who wanted this project. Right now they were sending everyone down 599 and it becoming dangerous. They needed to do this safely, not cheaply. If it was to go forward, they should do the interchange and take the pressure off all those families during rush hour. They needed to go for the money and do it right. They needed to get the roads in place and not put these families in jeopardy.

Bruce Geiss, homeowner and agent for Santa Fe Estates, said he had great respect for Mr. Romero and Kathy McCormick and their opinions. You would never hear him say NIMBY at Ridgetop Road. But after being involved for 3 months, it looked like Ridgetop Road would be the major ingress.

He noted that when the Master Plan was done there, the interchange there had always been the needed improvement and he was shocked to hear that it wouldn't be done.

He asked that the Louis Berger Report be shared with the traffic engineer in these projects. He said he read it and worked with John Nitzel in 2003 and had to come up with about a million dollars to figure out how to do that interchange. There was no mention of those improvements.

He said if it works, okay, but if it was not a true report and it should be trued up. He thought this project could be a great project. DOT, like many agencies suffers from lack of funds. They should not allow a proposal to come in that limited the access. He wanted to hear from this group that the Ridgetop Road would be adequately studied for it. He added that connectivity was the standard today. They needed to integrate these neighborhoods together.

Chair Bushee explained that this hearing was just to make sure that progress was being made. When they had this back, they would have another public hearing.

6. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-6.2(A)(6)(a) SFCC 1987; CREATING A NEW SECTION 14-6.2(C)(12); AMENDING SECTION 14-6.3(C)(1); AMENDING TABLE 14-8.6-1 SFCC 1987; AND MAKING SUCH OTHER CHANGES AS were NECESSARY; REGARDING THE SHORT TERM RENTAL OF DWELLING UNITS IN RESIDENTIAL DISTRICTS (COUNCILOR WURZBURGER) (JEANNE PRICE)

Ms. Jeannie Price presented this report.

Chair Bushee agreed to give the public two minutes each.

Ms. Price explained that this was proposed by Councilor Wurzburger. The City Attorney has answered a lot of the questions that were raised by the Finance Committee and there were two amendments put in the packet. She said the first addressed the situation of more than 3 bedrooms. The other was the density limit. She said she would be happy to answer questions.

Mayor Coss gave his responses and said it was Councilor Wurzburger and Councilor Heldmeyer who got it started. He felt it was time to address it.

He pointed out that this was a city issue and an economic issue for the City for good or for bad and it did affect neighborhoods. It has taken an exciting turn. What they had now wouldn't work and was not being enforced. So Councilor Wurzburger started it off. It has to be regulated and someone has to pay for the regulation to occur. They needed some more work on it for it to happen. He thought they were working in the right

direction.

Mayor Coss said where they still needed work was the administrative section; the standards, the use. If they didn't figure that out, they would have trouble. He said he was on the record that they could not move back to the old ordinance but must move forward. He thanked Councilor Wurzburger.

PUBLIC COMMENT

Darrel Rossen said he had been renting in Acequia Madre long term for over 30 years and was advised a few months ago that there was a need for short-term rental. He said all the renters were very nice. It seemed to provide a service for those wanting to come to Santa Fe. He said he never had any problems. But he said when he looked at these regulations; there was not a chance in the world that he could do it. Most of the regulations would prevent this from happening in Santa Fe or greatly diminish those willing to do so. He said the regulations looked like a lot of red tape.

Councilor Calvert asked who had advised him there was a need for short-term rentals.

Mr. Rossen said it was Kokopelli.

Mr. William Garcia, 2401 Calle said he was the maintenance supervisor for Kokopelli and was on call 24/7 for any troubles to their rentals. He said he got the workers to take care of them. He said that without the rentals a lot of the workers would lose their jobs if they didn't have rentals. He said their roofer was worried that they would not be able to pay him if this went through. All of his landscaping vendors were assigned to keep yards clean.

Ms. Signe Lindell said she served on the Subcommittee of the Planning Commission working on Councilor Wurzburger's bill. She said they were long past talking about Short Term Rentals being legal or not. It was time for a solution. It was divisive. The Subcommittee reviewed many other city's ordinances and they didn't claim perfection but a lot of progress.

She said it had been long and painful process and was so divisive. It was given the focused attention of a lot of fine minds and a compromise was reached and she thought it deserved an opportunity. It would be reviewed in a year and they put a lot of time into it. She asked the Committee to please give it consideration.

Janet Lucero said she was in management at 444 Galisteo. She said it was her 21st appearance. She said she had been in property management for many years and they had properties for long term and short term.

She said her company has had few complaints from neighbors. They hire many local

people and pay them more than minimum wage and pay them lots to maintain their properties. She said they set up this firm up many years ago. They thought they were doing nothing wrong and then in 2003 were told the ordinance was changing. There was no notice for the changes and then the report afterward said there was no public comment for or against. She felt the City had encouraged short-term rentals by taking lodgers' tax.

James Doblin said his management company gave \$2.1 million to vendors last year including plumbers and housekeepers, \$286,000 in lodger taxes. He felt it was money for the City that was important.

Bonnie Turner said she was one of the housekeepers and loved her job and needed it to raise her family.

Michael Ash said he lived on Canyon Road and was not unsympathetic to the business. He said he had personal experience with rentals. But he felt the effect on the community had been very negative. People not familiar with the community. While he thought it was important to look at, it was impossible to regulate it tightly. When you could convert a house into multiple rentals, it was critical to avoid the unintended consequences.

Ms. Price said that by Monday, they would publish for the last meeting, which would be in September.

Bruce Keeney said he operated a legal rental business but noted that there were hundreds in the BCD that were not. He listed several of them. He said there was enough capacity to handle 90% of those coming to Santa Fe. He felt all of them should have their availability on a web site and the City have a computer to control it.

Chair Bushee asked about any overflow beyond the BCD.

Mr. Keeney said there was. He felt all of them should be in the system. He said he would put a letter in the Councilors' boxes.

Ms. Marilyn Bane, 622½ B Canyon Road said this had been a long time coming. But she felt there was not a chance they would actually enforce this. She said there were many who have great concerns about this. She said she supported Councilor Wurzbarger's ordinance. She asked the Committee to please look at it because it was needed.

Jim Shapiro said he worked with the Management Group that made it possible to make a living. He said he was a single father of two and had his children with him.

Liz said she was a homeowner and a broker at the Management Group. She noted this was their first time to meet with the Committee. She said from the newspaper, it

made it sound like a concern that an entire neighborhood had been taken over by STRs. She didn't think that was true. She thought it was a scare tactic. She said the Management Group was committed to working with City Council on this issue.

Joe Montañó said he had heard lots of people talk about short-term properties, property values, etc. He felt the City should really focus on tourism. He was surprised about how much time had been put into it. He said he appreciated the ordinance by Councilor Wurzbarger and personally supported it.

Dena Aquilena shared a letter from Pen LaFarge. She felt the only ones speaking in favor were those in the industry. She said STRs were unraveling some of the old city and noted that her neighborhood was one-third STRs. With people coming and going she felt it was incredibly unstable. When she bought in 1977, it was to live with other neighbors and expect to live in a residential zone. She felt they had a right to know who was living next door and the constant turnover was a drag.

Bob Glazer, past treasurer of his homeowners association said residential neighborhoods were not zoned for businesses. Under tax law, that industry was considered a commercial enterprise. The only one this benefits was the investor.

Ellen Montgomery felt the thousand-dollar fee was a punishment.

Another person said they rented 222½ Rodriguez Street for several years and then bought several years ago. He felt there were quite a few people who had pensions to allow them to rent here. He thought this affected older people who needed that income and also people in the community. So the thousand-dollar fee and taxes would hurt their chances. It would be challenging.

Marilyn Procter said she had lived here since 1973. She said she had been at meetings where neighbors spoke in favor who were not in the industry. She said she had worked hard in the industry for 27 years. She said Councilor Heldmeyer continues to put out wrong information. There were more problems with long-term rentals. The whole City was a tourist destination. She didn't agree with parking as a problem and said it was not just people on the east side.

Richard Ellenberg said the permit mechanism would be a time-consuming process. He said there were about 700-2000 STRs. It would be time consuming for owners and neighbors. Most of them would be appealed and there were financial costs to appeals. He estimated there would be 300-400 appeals and didn't see how the City could handle that. They would continue to increase and cause more divisiveness in neighborhoods. Zoning specific areas might help with some grandfathering to ease the transition. Overlay zoning could help. There were different approaches that would be much better.

Councilor Wurzbarger asked Richard Ellenberg about the Board of Adjustment role.

Mr. Ellenberg said the Board of Adjustment would help cut down on a lot of divisiveness and appeals.

Chair Bushee asked Ms. Lindell about overlay zoning and Board of Adjustment special exceptions. She asked why that didn't receive consideration.

Ms. Lindell said it did get considered. She said the discussion on special exceptions was that it runs with the land and would be continuous. With overlay zoning, she voiced concern to allow immediate neighbors to have some input but with overlay zoning it would not allow input and would be permanent.

Chair Bushee said they mapped parts of town and they would have to come in and apply for special exception to the zoning code.

She said their job was to get specific. She said she was not trying to delay it but would like to consider the details and didn't yet have a sense of them. She believed this was a zoning problem they had neglected too long and it deserved a zoning solution. She was looking for a way to do it. Somebody has to do some quick work.

Ms. Lindell responded that- with the reapplication of permits, it would remain dynamic, rather than static but with overlay, once a STR, always a STR.

Chair Bushee felt it could change. She said that actual use was a zoning concern.

Mr. Ellenberg agreed that overlay zoning would have a large concern to it. Some areas might be so commercial that there was little impact. Guest houses would be perpetual. Others could be grandfathered. It would eventually be a permanent effect. He said it was not his preference but a relief to the pressure.

Chair Bushee asked where the neighborhood process would come in.

Mr. Ellenberg said they should do away with the objections process.

Ms. Price said they were addressing the special exception. There would be protections if they adopted this ordinance. What they would do to create the overlay district would need some study to figure out where they were needed.

Chair Bushee asked Councilor Wurzbarger if she was trying to work in some kind of zone.

Councilor Wurzbarger said they talked about it but it would take much more time.

Councilor Wurzbarger thanked those who worked so hard on it. She named some of them. She said a major purpose was to eliminate the confusion around STRs. Many people realized it was much more complicated than they thought. It was clear that many

people rely on jobs with STRs.

She asked what it meant in 2002 when no one showed up to speak in favor or opposition to it. She thought the proposed changes were much needed. It would require two to three staff people for regulation. They were talking about making it a privilege. The ordinance would provide a financial incentive....

She asked the Committee to support the ordinance.

Councilor Calvert said he would like to propose some changes to the ordinance as it now stood. He thought Ms. Price had the language to support this and it would be to go through a hearing officer. He thought it would be best to have a Board rather than one person to approve it. Then an appeal to the Council. A copy of the changes was handed out to each Councilor. He agreed they needed to work out some of the procedures

Chair Bushee asked which attorney staffed the Land Use Department.

Mr. Hiatt said the attorney assigned was Ann Lovely.

Ms. Price said there would be costs in having a hearing officer.

Councilor Trujillo moved to postpone the last four items of the agenda to the next meeting. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

Mr. Hiatt said they had been talking about how the staffing would work, no matter what option was chosen because enforcement was necessary and required staff. He said they would need one administrative support person and with the Board of Adjustment option, it would need a planner to staff it.

He said he spoke last night with the Board of Adjustment Chair who was shocked. He said they would have to go to two meetings per month. He appreciated Councilor Wurzbarger putting in that administrative procedures would be done by PLUD and appreciated Councilor Calvert's suggestion that they put in a shell.

Chair Bushee asked how they determined it should have a \$1,000 fee.

Councilor Wurzbarger said it was based on the assumption that it would pay City staff costs for 325-475 units.

Chair Bushee said that would produce about half a million dollars.

Mr. Hiatt agreed but said there might be a thousand units. They would make our best effort to bring everybody into the fold. They would incur immediate costs from this. They would need to hire staff and use consultants before January 1st. He felt it would

be difficult.

Chair Bushee asked who would catch those who rented over 17 times in a year.

Mr. Hiatt said staff would monitor and if they violated it enough, they wouldn't have a short-term rental.

Chair Bushee asked about those who choose not to register and have done it for years and years.

Mr. Hiatt said there would be a fine that was significant.

Councilor Calvert continued with his proposed amendments. "Shall" was substituted for "may" in developing administrative procedures. He suggested that the appeals that would probably happen, that Council should have a special session for those until they got it sorted out.

The other change he suggested was the fee for the operator on-site be reduced from \$500 to \$250 and leave the \$1000 fee and they could adjust it downward after a year.

He said the other was on insurance. If STR rental was a commercial use, it would change insurance requirements.

Chair Bushee asked why the City would care.

Councilor Calvert explained if they didn't have proper insurance and the property burned down and the insurance company didn't pay it because it was commercial, the City might bear some liability.

Mr. Hiatt thought it was a private matter between the owner and the insurance company but proof of insurance was a good idea.

Mr. Katz agreed that requiring adequate insurance made sense and they would find out what that meant.

Councilor Dominguez moved to approve Councilor Wurzbarger's bill but there was no second.

Councilor Calvert moved that they move it forward with no recommendation to Council with the amendments he proposed. The motion died for lack of a second.

Councilor Dominguez - I have no problems to move it forward with a positive recommendation and have those suggestions of Councilor Calvert included in the public record. We've spent a lot of time on this issue.

Councilor Wurzburger said she would accept all of the amendments Councilor Calvert proposed.

Councilor Dominguez moved to forward it with the three amendments. Councilor Calvert seconded the motion and it passed by majority voice vote with Councilor Dominguez and Councilor Calvert voting yes and Councilor Trujillo voting no.

INFORMATIONAL AGENDA

7. SANDOVAL BRIDGE DECK REPLACEMENT PROJECT

- **UPDATE TO PROJECT INFORMATION**
- **REQUEST FOR DIRECTION AND INPUT REGARDING AESTHETIC ISSUES (ERIC MARTÍNEZ)**

Mr. Martínez presented the request on the Sandoval Bridge Deck Replacement Project. He noted that the bridge had deteriorated structurally and needed a replacement deck. They consulted with Historic staff on design issues. They wanted to get input and directions regarding aesthetics before going ahead.

Chair Bushee asked how soon they needed it.

Mr. Martínez said they would have the contract details at the next Public Works meeting so they could come up with contract. He said they wanted to incorporate the Committee's suggestions into the scope of work. He added that they would get additional input from the Arts Commission with an artist to do further details.

9. NIGHT SKY COMPLIANCE PROJECT

- **UPDATE ON AVAILABILITY, COST, AND USE OF LEDS (LIGHT EMITTING DIODES) FOR STREET LIGHTS**
- **REQUEST FOR DIRECTION (CHRIS ORTEGA)**

Mr. Ortega said the bottom line was that the project was too expensive. The technology was not far enough along at that cost level. It would have to go before PNM's standards committee and to the Public Regulation Commission.

Mr. Ortega explained that to retrofit would cost \$2 million for 4500 lights. They were going to phase it and the first phase would cost \$200,000.

Chair Bushee asked if Sheridan could happen.

Mr. Ortega agreed. He said they would target the mercury vapor lamps first and said there were also some sodium vapor lights there.

He asked for direction, if they should go ahead with Night Sky or wait two years for the technology.

Chair Bushee asked if the \$200,k000 was geographical.

Mr. Ortega agreed, saying there would be \$50,000 for each of the four districts, and then determine which ones would be placed within each district.

CONSENT AGENDA LISTING

10. NEW MEXICO CORRECTIONS DEPARTMENT (NMCD) INMATE PROGRAM

- **REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH NMCD FOR MINOR MAINTENANCE AND BEAUTIFICATION OF THE CITY'S RIGHT OF WAYS, ARROYOS AND OTHER CITY PROPERTIES IN THE AMOUNT OF \$45,000 (FABIAN CHÁVEZ)**

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- **REQUEST FOR AUTHORITY TO ACCEPT THE GRANT ON BEHALF OF THE CITY WHEN OFFERED (JIM MONTMAN)**

14. REQUEST FOR APPROVAL OF A LOCAL GOVERNMENT ROAD FUND (LGRF) COOPERATIVE AGREEMENT WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) FOR DON GASPAR AVENUE - MILL AND OVERLAY PROJECT (MICHAEL VARGAS)

- **REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING A CITY COOPERATIVE PROGRAM WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (COUNCILORS HELDMEYER, WURZBURGER, AND BUSHEE) (MICHAEL VARGAS)**

DISCUSSION AGENDA

15. 2009-2013 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP)

- **REQUEST FOR APPROVAL OF THE 2009-2013 ICIP**
- **REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (ROBERT ROMERO)**

Mr. Romero -said he had answers for the questions. He briefly reviewed the answers from his notes. He said the priorities were in the packet but they were not in it. He said they had to come up with the top 5 by the Council meeting on 27th. He said he could list the top 15 and list them all as identified priorities.

Councilor Calvert asked him to get them to the Councilors before the next Council meeting. Mr. Romero agreed.

Councilor Calvert moved for approval as amended. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

16.REQUEST FOR APPROVAL OF ROSS AVIATION AND ITS SUBSIDIARY SANTA FE AIR CENTER (SANTA FE JET CENTER) A SUCCESSOR IN INTEREST TO THE POST AVIATION SERVICES COMPANY LEASE AGREEMENT WITH THE CITY OF SANTA FE, INTENT TO SUBLEASE A HANGAR AND RELATED FACILITIES TO SANTA FE AERO SERVICES, LLC FOR A TERM OF THREE YEARS (JIM MONTMAN)

Mr. Montman presented this request and handed out a letter from Patrick Horgan VP of Santa Fe Aero Services LLC. He explained that it represented the selling of Ross Aviation to Santa Fe Aero Services. It was more an administrative function.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

17.REQUEST FOR APPROVAL OF COMPLYING WITH PRE-CONDITIONS ASSOCIATED WITH INAUGURATION OF AMERICAN EAGLE AIRLINES REGIONAL JET SERVICE BETWEEN SANTA FE AND DALLAS-FORT WORTH, TX AND BETWEEN SANTA FE AND LOS ANGELES, CA PROVIDED THAT

- **THE CITY RETAINS THE TITLE TO THE LETTER OF INTENT (LOI) REQUIRED GROUND SUPPORT EQUIPMENT AND,**
- **THE CITY FUNDED GROUND SUPPORT EQUIPMENT BE MADE AVAILABLE TO ANY CARRIER REQUIRING ITS USE ON A NON-INTERFERENCE BASIS. ANY POTENTIAL USE CONFLICTS WOULD BE RESOLVED IN COORDINATION WITH THE AFFECTED CARRIER(S) AND AT THE**

DISCRETION OF THE AIRPORT MANAGER WHOSE DECISION WOULD BE FINAL (JIM MONTMAN)

Mr. Montman provided the report on this request. He noted it was also to approve Delta under the same conditions. He pointed out that they would not have to buy duplicate equipment to handle Delta.

Chair Bushee said when it goes to Council it should not be under consent calendar. She felt the tickets were not a good price.

Mr. Montman said he could not comment on that. They were asking for incentives to help defray start up costs because they would have a capital investment. He said that equal treatment for Delta was fair. It was coincidental that it was happening at the same time.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

18. REQUEST FOR APPROVAL OF AMENDMENT 6 TO THE CITY OF SANTA FE AIRPORT RESTAURANT TERMINAL LEASE AGREEMENT WHICH WOULD EXTEND THE AGREEMENT TO SEPTEMBER 28, 2010 (JIM MONTMAN)

Mr. Montman presented the request and explained it was just to have last option on the lease for Santa Fe Grill. He said there was no requirement to put any certain increase on the lease and no policy to require them to do that. He went through the changes in the lease.

Councilor Dominguez moved to postpone the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

19. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN (FABIAN CHÁVEZ)

Mr. Romero said he would have the recommendations and a public hearing and the Committee could vote at the same time. He said it would be considered at the Sept 10 meeting.

20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTIONS 6-4.3; VARIOUS SECTIONS OF CHAPTER 14; RENAMING CHAPTER XXVI; CREATING A NEW ARTICLE 26-2 SFCC 1987 ALL RELATED TO AFFORDABLE HOUSING, THE SANTA FE HOMES PROGRAM AND LOW PRICED DWELLING UNITS (KATHY MCCORMICK)

This item was removed from the Agenda under Approval of the Agenda.

21. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-15 SFCC 1987 REQUIRING THE POSTING OF HOME ENERGY RATING SCORES FOR ALL NEW RESIDENTIAL UNITS (COUNCILOR CALVERT) (JACK HIATT)

This item was removed from the Agenda under Approval of the Agenda.

22. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE A PETITION-METHOD ANNEXATION FOR RUFINA STREET (COUNCILOR CHÁVEZ) (KATHERINE MORTIMER)

This item was postponed to the next meeting.

23. MATTERS FROM STAFF

None.

24. MATTERS FROM THE COMMITTEE

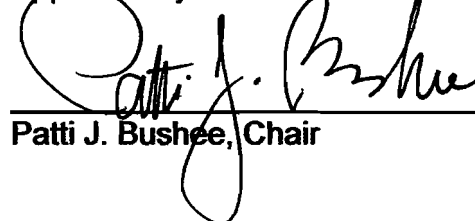
This item was postponed to the next meeting.

25. NEXT MEETING: SEPTEMBER 10, 2007

26. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at approximately 9:15 p.m.

Approved by:



Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer